



FACT SHEET: 403 S. Mathilda Av.

DATE: March 2012

PROJECT PLANNER: Mariya Hodge
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PARCEL DATA:

- APN: 165-13-069
- Lot area approximately 7,144 sq. ft.
- Zoning: DSP-15 (Downtown Specific Plan Block 15)
- General Plan Designation: Downtown Specific Plan

HISTORY:

- Records suggest the site was formerly occupied by a single-family home.

GOAL:

- Assemble surrounding parcels to achieve a minimum development area of 0.75 acres (32,670 sq. ft.) and redevelop with Very-High Density Residential uses.

PERMITTED USES:

- One single-family home is the only permitted use. In order to redevelop with a multi-family residential use, a minimum site area of at least 0.75 acres is required.

ISSUES:

- The site is adjacent to a City-owned vacant parcel to the south and another privately-owned vacant parcel to the north. Prospective buyers should be aware that 403 S. Mathilda is only a small portion of the vacant land visible at the corner of Mathilda and Iowa, and check the proposed lot dimensions carefully. (See map on page 2.)
- The Downtown Specific Plan includes a proposed frontage road that will run parallel to Mathilda Avenue. A 33-foot deep dedication at the front of the property, for a total of approximately 2,450 sq. ft., is required for this future street (see graphic on page 2). This dedication may be required at the time of any new development (including a single-family home). Permitted floor area and setbacks for any new construction would be based on the net lot area and property lines remaining after the dedication.

DEVELOPMENT STANDARDS:

- A single-family home would be subject to the development standards for the R-0 Zoning District. These standards are summarized in the brochure *Things to Know for Additions or New Construction of Single-Family Homes*, which is available online at <http://sunnyvale.ca.gov/Departments/CommunityDevelopment/ResidentialInformation.aspx>.

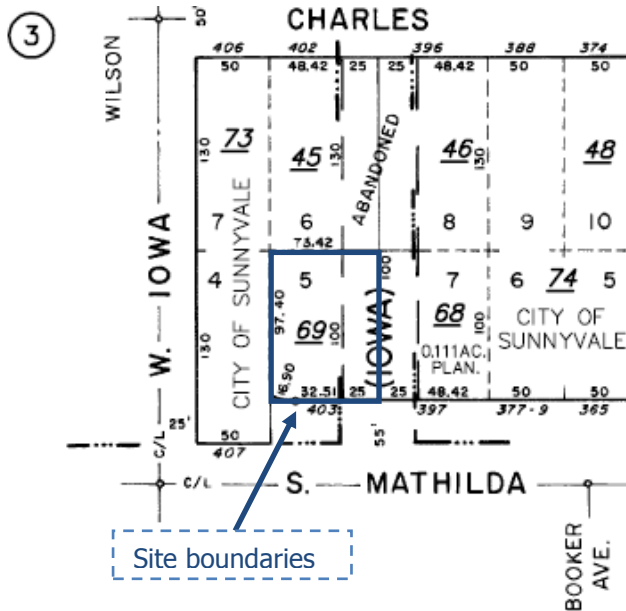
DEVELOPMENT PROCESS AND FEES:

- Prior to any development on the site, a professional survey of property line locations prepared by a licensed land surveyor would be required. The property owner would be responsible for obtaining the survey at his/her expense.

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- For development of a single-family home, a Park Dedication Fee of approximately \$25,000, and a Transportation Impact Fee of approximately \$2,000 would be required. Please note that development fees are subject to change annually.
- Planning, Building and Public Works permits are required for any new development.

Excerpt from Assessor's Parcel Map:



Excerpt from City of Sunnyvale Downtown Specific Plan:

